



Building Our City's Future

Block 102 & Former Tozier Tract Two-for-One Housing Opportunity

Illustrative overview of the proposed HLB / Municipality / AHFC exchange, with ACDA serving as facilitator



PROPERTY SNAPSHOT

BLOCK 102		FORMER TOZIER TRACT
Location	Downtown Anchorage	Tudor Road area
Parcel Size	Approx. 1.6 acres	Approx. 7.9 acres
Appraised Value (2026)	\$5.2 million	\$4.1 million
Current Use	Surface parking	Undeveloped land
Implementation Lead	HLB / ACDA	AHFC

WHY THE EXCHANGE



Two-for-One
Housing
Opportunity



Unlock Downtown
Workforce
Housing



Support First-Time
Buyer / Homeownership
Opportunity



Align Public Land
with the Right
Public Mission

TWO-FOR-ONE EXCHANGE OVERVIEW

HLB / Municipality of Anchorage



AHFC

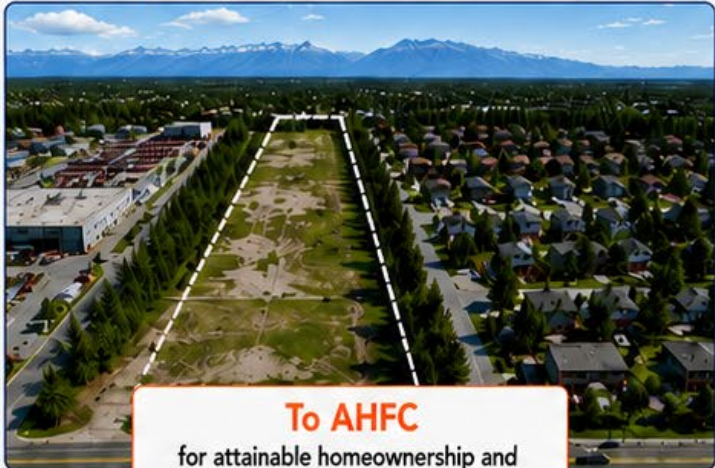
ACDA serves as facilitator to implement the exchange

BLOCK 102
Downtown Anchorage



To HLB
for workforce and
market-rate mixed-use housing

FORMER TOZIER TRACT
Near Tudor Road



To AHFC
for attainable homeownership and
potential first-time buyer opportunity



Advance the Governor's
and Mayor's shared
housing priorities.



Revitalize two publicly
owned properties for
long-term public benefit.



Create new opportunities
for workforce housing and
homeownership.



Support community growth
through strategic public
partnership.



Illustrative briefing graphic only. Final approvals, transaction terms, and redevelopment outcomes will be determined through public process and due diligence.

Block 102 & Former Tozier Tract Land Swap



Two public sites. Two housing outcomes. One coordinated land action.

PUBLIC BENEFITS



First-Time
Buyer
Opportunity



Workforce +
Market-Rate
Housing



Better Use of
Public Land



Broader
Housing
Supply



Economic
Activity +
Tax Base
Potential



Sustainable
Growth and
Long-Term
Public Value



Efficient Use of
Public Resources
and Stronger
Community Impact

KEY FACTS TO CONSIDER

- The exchange is between HLB / the Municipality and AHFC, with ACDA serving as facilitator.
- This is a property-alignment strategy, not final project approval.
- The exchange unlocks two separate housing opportunities.
- Former Tozier supports attainable homeownership / first-time buyer potential.
- Block 102 supports workforce and market-rate mixed-use housing.
- The goal is long-term public benefit from underutilized public land.



Core Strategy: One action can unlock two housing opportunities.



Illustrative briefing graphic only. Final transaction terms, public approvals, and redevelopment outcomes will be determined through later action and public process.

Block 102 & Former Tozier Tract Exchange Process

Illustrative roadmap for a two-for-one housing strategy



ILLUSTRATIVE TIMELINE

1

Current Phase



Committee discussions,
Administration review
MOU and Appraisals.

2

Near Term



Finalize framework,
Appraisals, Environmental,
Document drafts and
approvals.

3

Following Approvals



Complete exchange
and transfer
properties.

4

Next Phase



Public process
design and RFP.

5

Longer Term



Deliver two housing
outcomes for
the city.

KEY MILESTONES



HLBAC Committee
Meeting
June 2026



CEDC Committee
Presentation
8/6



HLBAC Vote
8/20



Assembly Work
Session (Tentative)
8/28



Assembly
Introduction
9/1



Public Hearing &
Assembly Vote
9/15



AHFC
Approval



Execute Trade
October 2026



Illustrative roadmap only. Final timing, approvals, and implementation steps will be determined through public process and transaction due diligence.

FORMER TOZIER TRACK

Housing Opportunities for Anchorage

PUBLIC PROCESS. COMMUNITY INPUT. BEST USE FOR ANCHORAGE.

AHFC will engage the community through a transparent public process to determine the highest and best use of the Former Tozier Track.



IF THIS TRADE IS EXECUTED:

AHFC will receive the Former Tozier Track and lead a public process to determine its highest and best use for housing and community benefit.

PUBLIC PROCESS AHFC WILL UNDERTAKE



1. INFORM

Share information about the property, housing needs and opportunities.



2. ENGAGE

Gather community input, ideas and feedback.



3. ANALYZE

AHFC analyzes input, market data and feasibility.



4. PLAN

Develop concepts and identify the highest and best use.



5. DECIDE

Make informed decisions that align with community priorities.



6. DELIVER

Advance development that creates lasting public benefit.

POTENTIAL HOUSING OPTIONS TO BE EXPLORED



SINGLE-FAMILY STARTER HOMES

Attainable first-time homebuyer homes in a neighborhood setting.



TOWNHOMES

Efficient, attainable homeownership opportunities for more households.



MULTIFAMILY HOUSING

Workforce housing options to meet a wide range of needs.

These images represent examples of potential housing types. Final concepts will be shaped by community input, market findings and AHFC analysis.



HLB HAS A MARKET STUDY IN PROCESS

The Heritage Land Bank is currently conducting a market study to understand housing needs, market demand and what types of housing will have the greatest long-term public benefit.



FOCUSED ON PUBLIC BENEFIT

AHFC's goal is to deliver quality, attainable housing that expands homeownership opportunities, strengthens neighborhoods and creates lasting value for Anchorage.



Through a transparent public process and market data, AHFC will take the Former Tozier Track and use it to its highest and best use—creating attainable housing, expanding homeownership opportunities and delivering lasting public benefit for Anchorage.

BLOCK 102 REDEVELOPMENT

Public Process for a Downtown Housing Opportunity

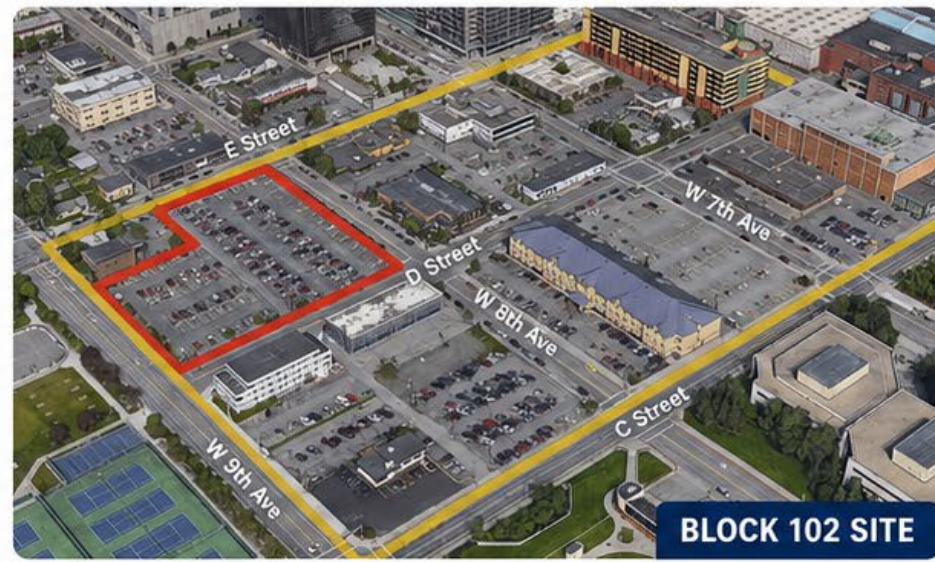
PUBLIC PROCESS. COMMUNITY INPUT. HOUSING. MIXED-USE REDEVELOPMENT.

ACDA and HLB will work together through a transparent public process to determine the redevelopment approach for Block 102 and advance a mixed-use housing opportunity in downtown Anchorage.



IF THIS TRADE IS EXECUTED:

HLB and ACDA will partner to guide the public process, use the D Street Plan as a redevelopment resource, and prepare Block 102 for selection of a qualified development partner.



D STREET PLAN PROVIDES GUIDANCE

The Reimagining D Street Area-Wide Planning Study identifies Block 102 as an opportunity site and provides planning direction to help shape redevelopment goals, land use strategy and future developer solicitation.

PUBLIC PROCESS HLB AND ACDA WILL UNDERTAKE



1. INFORM
Share information about the site, redevelopment goals and planning context.



2. ENGAGE
Gather input from stakeholders, neighbors, downtown interests and the development community.



3. ANALYZE
Evaluate market conditions, site constraints, parking transition needs, brownfields and feasibility.



4. PLAN
Refine redevelopment objectives and prepare the development strategy and RFP approach.



5. SELECT
Conduct a public process to identify a qualified development partner for the site.



6. DELIVER
Advance a mixed-use housing project that creates long-term public benefit downtown.

POTENTIAL REDEVELOPMENT OUTCOMES TO BE EXPLORED



ACTIVE STREET FRONTAGE
Ground-floor uses and public realm improvements that support a more walkable D Street corridor.



MIXED-USE HOUSING
A housing-led project with supporting uses designed to add residents and activity downtown.



DOWNTOWN INFILL
A catalytic redevelopment opportunity that replaces a surface parking lot with long-term community value.

These images represent examples of potential redevelopment character. Final concepts will be shaped by public input, planning guidance and project feasibility.



FOCUSED ON PUBLIC BENEFIT

The goal is to redevelop Block 102 in a way that supports new housing, activates downtown, strengthens the streetscape and creates lasting economic and community benefit for Anchorage.



Through a transparent public process and redevelopment planning, HLB and ACDA can help transform Block 102 into a catalytic mixed-use housing project for downtown Anchorage.



Building Our City's Future